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BOSTON, MA

September 13, 2011

Ms. Rosaria Salerno, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Madam:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Annual meeting of the Boston Redevelopment Authority will be held at 5:30 P.M. on Thursday, September 15, 2011 at the Boston Redevelopment Authority in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

DRAFT - SEPTEMBER 13, 2011
BOSTON REDEVELOPMENT AUTHORITY
SEPTEMBER 15, 2011 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the August 16, 2011 meeting.

PUBLIC HEARINGS

2. Request authorization to issue an Adequacy Determination approving the Boston Conservatory Institutional Master Plan; and, to petition the Zoning Commission to consider the Boston Conservatory IMP and associated map amendment.
3. Request authorization to issue an Adequacy Determination for the Harvard University Institutional Master Plan Amendment; to petition the Zoning Commission to approve the Harvard University IMP Amendment; to issue a Preliminary Adequacy Determination waiving further Review of the Harvard University Tata Hall Executive Education Facility pursuant to Section 80B-5.4(c)(iv) of the Zoning Code consisting of 180-beds, classrooms, offices and common meeting areas; to issue a Certification of Compliance and a Certification of Consistency, subject to design review; and, to execute an Cooperation Agreement, Development Impact Project Agreement, and a Boston Residents Construction Employment Plan.

4. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the redevelopment of the Winsor School consisting of a fitness and athletic center with arts studios and classrooms on Pilgrim Road, construction of a research/development building with offices and classroom laboratory space with ground floor retail space on Longwood Avenue and the construction of an academic building with an enclosed grassy courtyard, subject to design review; to issue Certification(s) of Compliance pursuant to Section 80B-6, Large Project Review of the Zoning Code; to issue a Certification of Approval for the Courtyard Addition pursuant to Article 80E-3, Small Project Review of the Zoning Code; to execute a Cooperation Agreement and a Development Impact Project Agreement for the Pilgrim Road and Longwood Avenue projects; for the adopt a Development Plan for Planned Development Area No. 83, the Winsor School Campus Longwood Medical and Academic Area, Boston pursuant to Section 8C of the Zoning Code; to petition the Zoning Commission to adopt a map amendment to "Map 1 Boston Proper"; to petition the Zoning Commission to approve the Development Plan No. 83; and, to issue Certification(s) of Consistency pursuant to Article 80C.
5. Request authorization to issue Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of a The Fenway Triangle Project consisting of a 17-story, 150 residential unit building with 5,000 square feet of first floor retail space located 132 Brookline Avenue and the construction of a mixed-use building consisting of 150 residential units, 225,000 square feet of office uses, 140,000 square feet of retail use and 36,000 square feet of related storage, 25,000 square feet of ground floor retail space, ground floor uses including, building services and lobby space supporting the office, residential and retail uses above, and below grade parking of up to 575 spaces on up to three below-grade levels located at 1325 Boylston Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to execute a Cooperation Agreement, an Affordable Housing Agreement, a Development Impact Project Agreement; to approve the Development Plan for Planned Development Area No. 82; to petition the Zoning Commission to adopt a text amendment applicable to the Fenway Neighborhood District and a map amendment for Planned Development Area No. 82; to petition the Zoning Commission for approval of Planned Development Area No. 82; and, to issue a Certification of Consistency under Section 80C of the Zoning Code.

DEVELOPMENT

Dorchester

6. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation of St. Peter's Convent into 32 affordable rental studio units located at 307 Bowdoin Street; and, to recommend approval to the Board of Appeal for the zoning relief necessary for the construction of the Proposed Project.

Jamaica Plain

7. Request authorization to establish a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f) for the acquisition of certain discontinued streets containing approximately 15,100 square feet in the Jackson Square Project Area from the city of Boston and to convey the taking area to Jackson Square Partners LLC or the MBTA, as appropriate ("Proposed Project"); adopt a "Demonstration Project Plan" for the Proposed Project which grants the Boston Redevelopment Authority authorization to acquire the property for the Proposed Project and to convey the same; and, to execute a deed any and all other documents necessary and appropriate in connection with the Proposed Project.
8. Request authorization for a one-year Tentative Designation of Jackson Square Partners, LLC as redeveloper of the Jackson Square Project, until September 15, 2012.

Fenway

9. Request authorization to issue a Determination waiving the requirement of further review pursuant to Article 80A-6.2 of the Zoning Code for the proposed changes to Parcel 7 Air Rights Project for Buildings 2 and 3, regarding a change in use from a commercial to a residential building, and a change in floor area to Building 3 from 337,000 to 317,000 square feet; to issue a Partial Certification of Compliance and Consistency; and, to execute amendments to the DIP, Cooperation and Affordable Housing Agreements.

10. Request authorization in connection with the Boston University Cummington Street Mall Project to adopt and to execute a deed and any and all other documents necessary and appropriate in connection with said.

Charlestown Navy Yard

11. Request authorization to consent to the transfer of Building 104 from Building 104 Limited Partnership to Bricklayers Building 104 LLC; to consent to assignment and assumption of BRA loan documents to extend the maturity date; and, to extend the term of the affordability restriction for an additional twenty years.

PLANNING AND ZONING

12. Board of Appeal

ADMINISTRATION AND FINANCE

13. Director's Update
14. Contractual
15. Request authorization to approve the FY12 Operating Budget.
16. Personnel

Very truly yours,



Theresa Donovan
Assistant Secretary